

Covering Resubmission Statement

Proposed Erection of Three Dwellings on Land to the North of Corner Cottage, Leigh on Mendip.

DSGN0248

R J Cole

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This application is a resubmission of application 2020/0721/OTS for an outline consent for the erection of 3 no. dwellings on land to the North of Corner Cottage, Leigh on Mendip.

Following the refusal we are providing the following additional information and reports to cover the elements of refusal and they are as follows:

1. *The proposed residential development falls within a Mineral Safeguarding Area and the application fails to demonstrate that the proposed housing development would not sterilise future mineral extraction at the nearby Halecombe Quarry and Barns Close Quarry. The proposal is therefore contrary to policy SMP9 of the Somerset Minerals Plan (2015); the NPPF, particularly section 17; and the Mineral Products Association/Planning Officer Society (POS) practice guidance for mineral safeguarding.*

We are providing a Mineral Safeguarding Assessment Report by Dr Alan Thompson.

2. *The site is greenfield and within Band C of the Mells Valley Special Area of Conservation (SAC) a Bat Consultation Zone which is designated for its horseshoe bat features. The application has failed to adequately demonstrate the presence or otherwise of protected species (bats and reptiles) on the site and how they or their habitat will be protected or enhanced. The proposal also has not demonstrated any proposals for appropriate mitigation and biodiversity gain. Accordingly, there is a significant risk that the development would have a harmful impact on protected species and would result in the net loss of biodiversity. The development therefore conflicts with Policies DP5 and DP8 of the adopted Local Plan Part 1: Strategy & Policies 2006-2029 (Adopted 2014) and the National Planning Policy Framework, particularly section 15.*

We are providing an Ecological Impact Assessment Report by Abbas Ecology and we are happy to accept all the Compensation, Enhancement & Monitoring as recommended by condition and for discharge by reserved matters.

3. *The proposal would result in a large increase in impermeable surface areas and the proposed soakaways have not been adequately demonstrated to be a suitable solution for the disposal of surface water. Furthermore, no alternative receptor has been identified. Accordingly, inadequate information has been submitted to satisfy Local Planning Authority that an acceptable surface water drainage solution can be achieved to prevent flood risk and ensure adequate pollution control of watercourses. The development is therefore contrary to policy DP8 and DP23 of the Mendip District Local Plan Part 1: Strategy and Policies (December 2014) and the National Planning Policy Framework, particularly section 14.*

Surface Water Drainage provision via. Soakaway design has been shown on the proposed site plan along with attached calculations for soakaway design. Although it is proposed for a permeable driveway solution we have shown a solution that is capable of working with a fully impermeable design which can be detailed out in a reserved matters application when a specification of permeable materials are known and can be provided by manufacturers.